

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

501/263 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

203/135 A'BECKETT STREET MELBOURNE VIC 3000	\$435,000	22-Feb-25
1905/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$430,000	25-May-25
2806/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$450,000	14-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 July 2025



**203/135 A'BECKETT STREET
MELBOURNE VIC 3000**

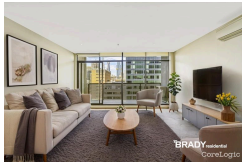
2 1 -

Sold Price

\$435,000

Sold Date **22-Feb-25**

Distance **0.27km**



**1905/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

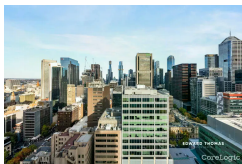
2 1 -

Sold Price

\$430,000

Sold Date **25-May-25**

Distance **0.3km**



**2806/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$450,000**

Sold Date **14-Jun-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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